

175.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

779,100 / 779,100

779,100 / 779,100

779,100 / 779,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MARK DENNIS C &	
Owner 2: WOOLLEY LAURA E	
Owner 3:	

Street 1: 20 PIEDMONT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WATANABE TAKEO -

Owner 2: SASAKI YUKA -

Street 1: 20 PIEDMONT STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1979, having primarily Vinyl Exterior and 1530 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		6000.000	359,100		420,000	779,100		
Total Card		0.138	359,100		420,000	779,100	Entered Lot Size	
Total Parcel		0.138	359,100		420,000	779,100	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	509.22	/Parcel: 509.2	Land Unit Type:	

APPRAISED:	779,100 /	Total Card / Total Parcel
USE VALUE:	779,100 /	779,100
ASSESSED:	779,100 /	779,100
User Acct	117091	
GIS Ref		
GIS Ref		
Insp Date		
08/31/18		

**USER DEFINED**

Prior Id # 1:	117091
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:33:31
LAST REV	
Date	Time
10/02/18	13:14:06
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,100	0	6,000.	420,000	779,100	779,100	Year End Roll	12/18/2019
2019	101	FV	268,900	0	6,000.	414,000	682,900	682,900	Year End Roll	1/3/2019
2018	101	FV	268,800	0	6,000.	318,000	586,800	586,800	Year End Roll	12/20/2017
2017	101	FV	268,800	0	6,000.	300,000	568,800	568,800	Year End Roll	1/3/2017
2016	101	FV	268,800	0	6,000.	276,000	544,800	544,800	Year End	1/4/2016
2015	101	FV	262,100	0	6,000.	258,000	520,100	520,100	Year End Roll	12/11/2014
2014	101	FV	261,700	0	6,000.	237,600	499,300	499,300	Year End Roll	12/16/2013
2013	101	FV	261,700	0	6,000.	237,600	499,300	499,300		12/13/2012

Parcel ID 175.0-0003-0002.0

!13631!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATANABE TAKEO,	62269-42		7/18/2013		615,000	No	No		
MURPHY JOHN F	53605-508		9/29/2009		550,000	No	No		
	18960-200		4/1/1988		230,000	No	No	Y	

PAT ACCT.

13631

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2008	702	Re-Roof	4,520	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	189	PATRIOT
1/5/2009	Measured	345	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	243	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison				Full Bath: 1	Rating: Good			OF=BMT SINK.											
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1979	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G11	Fact: .			Floor:				Totals RMS: 6 BRs: 3 Baths: 1 HB: 1											
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	14.	%	Exterior:	No Unit	RMS	BRs	FL								
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	3	M								
Sec Int Wall:		%		Economic:		%	Additions:												
Partition: T - Typical				Special:		%	Kitchen:												
Prim Floors: 4 - Carpet				Override:		%	Baths:												
Sec Floors: 3 - Hardwood	50%			Total:	14.6	%	Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	135.00		Electrical:												
Bsmnt Gar: 1				Size Adj.: 1.33627450			Heating:												
Electric: 3 - Typical				Const Adj.: 0.99495000			General:												
Insulation: 2 - Typical				Adj \$ / SQ: 179.486															
Int vs Ext: S				Other Features: 89788															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 420484															
% Com Wall				Depreciation: 61391															
				Depreciated Total: 359093															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 175.0-0003-0002.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:																	Total:	
IMAGE																			
AssessPro Patriot Properties, Inc																			